

**Regular Council  
Minutes**



September 20, 2022, 7:00 p.m.  
Zima Room, Library & Cultural Centre  
425 Holland Street West

Members	Mayor Rob Keffer	Councillor Ron Orr
Present:	Deputy Mayor James Leduc	Councillor Peter Ferragine
	Councillor Raj Sandhu	Councillor Mark Contois
	Councillor Jonathan Scott	Councillor Peter Dykie
	Councillor Gary Lamb	Participant Council

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**1. Call to Order**

The Presiding Officer called the meeting to order at 7pm. The land acknowledgement was read.

**2. Closed Session**

The Closed Session was cancelled.

**3. Adoption of Agenda**

Resolution 2022- 244

**Moved by:** Councillor Sandhu

**Seconded by:** Councillor Dykie

That the Regular Council Agenda dated September 20, 2022 be adopted as printed

CARRIED

**4. Declarations of Pecuniary Interest and General Nature**

4.1 Councillor Dykie

Councillor Dykie declared a pecuniary interest on Item 12.4 Report of Development and Engineering Services, Application for Variance from Sign By-law 2011-23 for 30 Given Road as he advertises on the sign.

**5. Presentations**

There were no presentations.

**6. Deputations**

Mr. Khan was in attendance to address Council regarding the application for Official Plan Amendment and Zoning By-law Amendment at 3999 Sideroad 10.

6.1 Asif Khan, National Secretary Public Relations - Ahmadiyya Muslim Jama`at Canada

Application for Official Plan Amendment and Zoning By-law Amendment  
3999 Sideroad 10

**7. Open Forum**

Ruth Brooks

Ruth Brooks addressed Council regarding the WOW Living application.

Naeem Farooqi

Naeem Farooqi addressed Council regarding the Ahmadiyya Muslim Jama`at Canada planning application.

Angelle Jakac

Angelle Jakac addressed Council regarding the Ahmadiyya Muslim Jama`at Canada planning application.

Sadaf Shah

Sadaf Shah addressed Council regarding the Ahmadiyya Muslim Jama`at Canada planning application.

John Flanagan

John Flanagan addressed Council regarding climate change and the 2020/2021 Financial Statements.

Denis Jakac

Denis Jakac addressed Council regarding the Ahmadiyya Muslim Jama`at Canada planning application.

D. Becher Nienhaus

D. Becher Nienhaus addressed Council regarding the Ahmadiyya Muslim Jama`at Canada planning application.

Cynthia Riley

Cynthia Riley addressed Council regarding the Ahmadiyya Muslim Jama`at Canada planning application.

Diana and Bruce Chubb

Diana and Bruce Chubb addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Ellie Burt

Ellie Burt addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Kathy Arlette

Kathy Arlette addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Christina Romano

Christina Romano addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Tariq Mahmood

Tariq Mahmood addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Jamie Ahmad

Jamie Ahmad addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Gloria Smart

Gloria Smart addressed Council regarding the WOW Living application.

Eric Strong

Eric Strong addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Jennifer Caietta

Jennifer Caietta addressed Council regarding the WOW Living application. r most to understand.

Franca Ferreira

Jennifer Caietta read a statement on behalf of Franca Ferreira regarding the WOW Living application.

Fred Picavet

Fred Picavet addressed Council regarding the WOW Living application.

Scott loanida

Scott Ioanida addressed Council regarding the WOW Living application.

Andy Curtino

Andy Curtino addressed Council regarding the Ahmadiyya Muslim Jama'at Canada planning application.

Ms. Scott

Ms. Scott addressed Council regarding the WOW Living application.

**8. Adoption of Minutes and Committee of the Whole Recommendations**

8.1 Committee of the Whole Recommendations

Resolution 2022- 245

**Moved by:** Councillor Lamb

**Seconded by:** Deputy Mayor Leduc

That Committee recommendations COW-2022-68 to COW- 2022-76, save and except COW-2022-72 be approved and the minutes of the Committee of the Whole meeting dated September 6, 2022 be adopted as printed.

CARRIED

Resolution 2022- 246

**Moved by:** Councillor Orr

**Seconded by:** Councillor Scott

That Report DES 2022 55 be received; and

That all written submissions received in regards to the application and all oral submissions made at the Public Meeting held on May 26, 2020, relating to the application have been taken into consideration as part of the deliberations and final decision; and

That pursuant to Section 34(17) of the Planning Act, no further public notification is required; and

That a site-specific Official Plan Amendment (D09-20-01) be adopted and that a site-specific Zoning By-law Amendment (D14-20-15) be approved, for lands located at 3999 Sideroad 10 as recommended in Report No. DES 2022 55, and that the corresponding by-laws be passed by Council, inclusive of the Holding (H1 and H2) Provisions; and

That staff be directed to pursue a modification through the County of Simcoe with regards to implementing site-specific Official Plan policies for the subject lands

as proposed by Official Plan Amendment No. 32, in the 2021 Council-adopted Official Plan; and

That, in response to the property owner's request under the Funeral, Burial and Cremation Services Act, 2002 for municipal approval in the establishment of a cemetery on the subject lands, Council deems that the proposed cemetery on the subject lands is "in the public's interest", and

That, pursuant to commitments made at the Committee of the Whole meeting dated 6 September 2022, staff be directed to schedule a supplementary community consultation meeting prior to Council's consideration of a site plan application for this project.

Councillor Ferragine requested a recorded vote on the motion.

	In Support	In Opposition
Councillor Mark Contois	X	
Councillor Peter Dykie		X
Councillor Peter Ferragine		X
Councillor Gary Lamb		X
Councillor Ron Orr	X	
Councillor Raj Sandhu	X	
Councillor Jonathan Scott	X	
Deputy Mayor James Leduc	X	
Mayor Rob Keffer	X	

CARRIED

8.2 Adoption of Council Minutes

Resolution 2022- 247

**Moved by:** Councillor Sandhu

**Seconded by:** Councillor Scott

That the Minutes of the Regular Council meeting dated September 6, 2022 be adopted as printed.

CARRIED

**9. Correspondence**

There was no correspondence.

**10. Staff Reports**

10.1 Financial Services

Section 357/358 Property Tax Write-offs

Resolution 2022- 248

**Moved by:** Councillor Lamb

**Seconded by:** Deputy Mayor Leduc

That Report FIN 2022 13 entitled "Section 357/358 Property Tax Write-offs" be received for information; and

That the property taxes for the years 2021 and 2022 in the amount of \$14,416.51 itemized in Report FIN 2022 13 be approved for write-off.

CARRIED

10.2 Office of the CAO

Downtown CIP Applications – DCIP 2022 01 (Ramsie) and DCIP 2022 02 (Maroofi)

Resolution 2022- 249

**Moved by:** Councillor Sandhu

**Seconded by:** Councillor Contois

That Report EDO 2022-1 entitled " Downtown CIP Applications – DCIP 2022 01 (Ramsie) and DCIP 2022 02 (Maroofi) " be received for information; and

That Council approve the Ramsie application for 11 Holland Street East under

the Downtown Community Improvement Plan (DCIP) for \$24,166.73, subject to the following breakdown:

- \$15,000.00 under Program 1: Building Exterior Grant Program;
- \$9,037.91 under Program 2: Building Interior Grant Program;
- \$128.82 under Program 3: Fees and Permits Grant Program; and

That Council approve the Maroofi application for 105 Holland Street East under the Downtown Community Improvement Plan for \$7,380.00 under Program 1: Building Exterior Grant Program; and

That Council authorize the Mayor and Clerk to enter into the appropriate agreements with the applicants, detailing terms and conditions of the grant approval, agreement process and payment schedule, subject to the parameters of the Town of Bradford West Gwillimbury Downtown Community Improvement Plan, April 2022.

CARRIED

### 10.3 Development and Engineering Services

Request for Exemption from Part Lot Control, Owner: Bradford East Developments Inc., Location: Blocks 162 and 163, Plan 51M-1137, File No.: D12-22-10

Councillor Dykie declared a conflict on this item. (Councillor Dykie declared a pecuniary interest on Item ; 12.4 Report of Development and Engineering Services, Application for Variance from Sign By-law 2011-23 for 30 Given Road as he advertises on the sign.)

Resolution 2022- 250

**Moved by:** Councillor Scott

**Seconded by:** Councillor Contois

That Report DES 2022 59 be received; and

That the necessary by-law be presented to Council for passing, granting exemption from the Part Lot Control provisions of the Planning Act for Blocks 162, 163 and 164 on Plan 51M-1137.

CARRIED



10.4 Development and Engineering Services

DES 2022 33 Application for a Variance from Sign By-law, 30 Given Road

Councillor Dykie declared a conflict on this item. (Councillor Dykie declared a pecuniary interest on Item ; 12.4 Report of Development and Engineering Services, Application for Variance from Sign By-law 2011-23 for 30 Given Road as he advertises on the sign.)

Councillor Dykie declared a conflict of interest and left the Council table for this item.

Resolution 2022- 251

**Moved by:** Councillor Orr

**Seconded by:** Councillor Ferragine

That report DES 2022 33 entitled "Application for a Variance from Sign By-law 2011-23" for 30 Given Road, dated September 6, 2022, be received; and

That Council approve the requested variance from the requirements of Section 1.(b) of Schedule "E" of Sign By-law 2011-23 to allow the side-by-side ground sign instead of back-to back ground sign.

CARRIED

10.5 Development and Engineering Services

Parkland Dedication By-law Update

Resolution 2022- 252

**Moved by:** Deputy Mayor Leduc

**Seconded by:** Councillor Sandhu

That Report DES 2022 56 entitled "Parkland Dedication By-law Update" be received for information; and

That Council pass a new Parkland Dedication By-law under Section 42 of the Planning Act, applicable to the development of lands for residential purposes, as appended to Report DES 2022 56.

CARRIED

10.6 Development and Engineering Services

Recommendation Report for Application for Temporary Zoning By-law Amendment and Site Plan Approval, Applicant: WOW Living, Owner: Bradford Community Church (Pentecostal Holding), Location: 2465 Line 9, File Nos.: D14-22-06 and D11-22-05

Resolution 2022- 253

**Moved by:** Councillor Dykie

**Seconded by:** Councillor Ferragine

That Report DES 2022 64 entitled "Recommendation Report for Temporary Zoning By-law Amendment and Site Plan Approval – 2465 Line 9" be received; and

That all written submissions received in regards to the application and all oral submissions made at the Public Meeting held on July 19, 2022, relating to the application have been taken into consideration as part of the deliberations and final decision; and

That pursuant to Section 34(17) of the Planning Act, no further public notification is required; and

That Temporary Zoning By-law Amendment Application D14-22-06, for lands municipally identified as 2465 Line 9, be approved subject to the recommended modifications in Report No. DES 2022 64 and that the necessary by-law be brought forward for enactment, inclusive of the Holding (H1) Provision; and

That Site Plan Approval Application D11-22-05 be approved conditional on the applicant satisfying Town staff and applicable external agencies (e.g., County of Simcoe, Lake Simcoe Region Conservation Authority), as detailed herein; and

That the site plan approval be limited to permit two park model trailers at this time with two additional trailers permissible via a future amendment to the site plan subject to delegated authority to the Mayor and CAO; and

That Council pass a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement with the proponent for the proposed development of the lands, once finalized; and

That Council provide direction through separate resolution on the applicant's request to enter into a Development Charge Deferral Agreement and to waive all development application fees associated with the proposal.

CARRIED

Resolution 2022- 254

**Moved by:** Deputy Mayor Leduc  
**Seconded by:** Councillor Contois

That all development application and related fees be waived and that the Mayor and Clerk be authorized to enter into a Development Charge Deferral Agreement related to the final Site Plan Agreement and Building Permit issuance for 2465 Line 9.

CARRIED

**11. Request for Staff Report**

Resolution 2022- 255

**Moved by:** Councillor Scott  
**Seconded by:** Councillor Lamb

That staff be requested to provide information pertaining to the following: increasing notice beyond what is required under the Planning Act for planning applications, naming a trail or parkette after the Pinto and Lotto families and the issue of loud mufflers.

CARRIED

**12. Committee of the Whole**

12.1 Convene Committee of the Whole

Resolution 2022- 256

**Moved by:** Councillor Lamb  
**Seconded by:** Councillor Contois

That Council resolve itself into Committee of the Whole to consider matters on the Committee of the Whole agenda dated September 20, 2022.

CARRIED

12.2 Reconvene Regular Meeting

The Regular Meeting was reconvened at 11:16 p.m.

**13. Committee Minutes and Recommendations**

There were no Committee minutes and recommendations.

**14. New Business**

There was no new business.

## 15. By-laws

Resolution 2022- 257

**Moved by:** Councillor Contois

**Seconded by:** Councillor Sandhu

That By-laws 2022-81, 2022-82, 2022-83, 2022-84, 2022-85, 2022-86, 2022-87, 2022-88, 2022-89, 2022-90 and 2022-91 be enacted.

CARRIED

### 15.1 By-law 2022-81 - Joint Compliance Audit Committee

A By-law to establish and appoint a Joint Compliance Audit Committee.

### 15.2 By-law 2022-82 - Appoint a Deputy Fire Chief

A By-law to appoint a Deputy Fire Chief for the Town of Bradford West Gwillimbury.

### 15.3 By-law 2022-83 - Appoint a Fire Prevention Inspector

A By-law to appoint a Fire Prevention Inspector for the Town of Bradford West Gwillimbury.

### 15.4 By-law 2022-84 - Hold Removal (Sandstorm Development Phase 8B)

A By-law to amend By-law 2010-050 to remove the Holding (H1) symbol from the Residential One Exception Holding "R1-3\*3(H1) Zone affecting lands in Part of Lot 12, Concession 7, Town of Bradford West Gwillimbury, County of Simcoe.

### 15.5 By-law 2022-85 - Subdivision Agreement (Sandstorm Development)

A By-law to authorize the execution of a Subdivision Agreement with Sandstorm Development Inc. and any successors thereto respecting the development of Phase 8B, Draft Plan of Subdivision D12-16-14, located in Part of Lot 12, Concession 7, Town of Bradford West Gwillimbury, County of Simcoe.

### 15.6 By-law 2022-86 - Zoning By-law Amendment 2465 Line 9

A By-law to amend Zoning By-law 2010-050, as amended, for lands located in Part of Lot 16, Concession 8, West Gwillimbury, Part 1 Plan 51R-15122, and municipally known as 2465 Line 9, Town of Bradford West Gwillimbury, County of Simcoe to permit four residential trailers as a Temporary Use.

### 15.7 By-law 2022-87 - Site Plan Agreement Execution Authorization

A By-law to authorize the execution of a Site Plan Control Agreement with Pentecostal Holding (Bradford Community Church) and any successors thereto

respecting lands located in Part of Lot 16, Concession 8, West Gwillimbury, Part 1 Plan 51R-15122, and municipally known as 2465 Line 9, Town of Bradford West Gwillimbury, County of Simcoe.

15.8 By-law 2022-88 - Parkland Conveyance

A By-law to provide for the conveyance of land for park purposes for the development or redevelopment of lands for all purposes except for commercial or industrial purposes under Section 42 of the Planning Act, R.S.O. 1990.

15.9 By-law 2022-89 - Bradford East Part Lot Control

A By-law to exempt Blocks 162, 163 and 164, on Plan 51M-1137 in the Town of Bradford West Gwillimbury, County of Simcoe, from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

15.10 By-law 2022-90 - Adopt OPA No. 31

A By-law to adopt Amendment No. 31 to the Official Plan for the Town of Bradford West Gwillimbury.

15.11 By-law 2022-91 - Zoning By-law Amendment 2960 Line 12

Being a By-law to amend Zoning By-law 2010-050, as amended, to rezone Part South 1 / 2 Lot 11, Concession 12, West Gwillimbury and Part 1 Plan 51R39916 and Plan 51R16173, municipally known as 2960 Line 12, Town of Bradford West Gwillimbury, County of Simcoe.

**16. Announcements**

16.1 General Announcements

Various events and activities were noted. The Mayor made note of the retirement party for Police Chief Andrew Fletcher.

**17. Motions/Notices of Motion**

There were no motions or notices of motion.

**18. Confirm Proceedings**

Resolution 2022- 258

**Moved by:** Councillor Ferragine

**Seconded by:** Councillor Dykie

That By-law 2022-92, a by-law to confirm proceedings of the Council meeting dated September 20, 2022 be enacted.

CARRIED

**19. Adjourn**

Resolution 2022- 259

**Moved by:** Councillor Ferragine

**Seconded by:** Councillor Scott

That the meeting is hereby adjourned at 11:22 p.m.

CARRIED

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Rebecca Murphy, Clerk

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Rob Keffer, Mayor